

Wedgewood Community Association

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Quarterly Meeting Agenda and Minutes

December 1, 2025

Present: David Koenig, Aaron Barnholt, Mike Gerbers, Mark Graf, Brian Lane

Excused: Michelle Smith (puffed-up Buckeye), Jason Hollinger (under the weather), Don and Jo Massarro (fighting the weather), Jeff Nowak (out in the weather/out of town)

The Meeting commenced at 7:02 pm

The Minutes from the September Annual Meeting were not presented but will be presented for a vote to accept (along with the December minutes at the March BOD meeting).

Treasurer's report: Aaron Barnholt gave a state of the budget report. To date, there are (only) 20 units not paid. This is a marked improvement from past years due in part to electronic pay. Taxes have been paid. The CD matures in April. Discussion for the March 2 meeting will be what to propose for the spending of past budget overage of monies that are now in savings. One proposal is using the money for projects like dead tree removal. One reason to wait until March is to see what the budget status is after the winter's snow removal bills are paid. To date there is \$16,764 in checking, \$7914 in Savings, \$46,138 in the CD.

Property: Mike Gerbers has secured the contracts for lawn maintenance and snow removal for the 2025-6 fiscal year.

Front Entrance: Major kudos to Michelle Smith for the beautiful seasonal decorations at the front entrance.

Maintenance: Brian Lane is looking into repairing/changing a park lamp post light bulb that has been flickering when temperatures are below 30 degrees.

New Business: The architectural committee (Brian and Mark) have met twice to discuss guidelines for accessory storage structures (sheds). The guidelines are to be implemented should an amendment be passed (75% of 161 units) which would allow the erection of outbuildings. Moving forward, meetings would take place, one in January and another in

February to review the status of the homeowners votes. At the BOD meeting on March 2 members would discuss future plans which could include seeking legal advice. At the June 1 meeting board members could recommend to the finance committee that 2 budgets be presented at the September 7 Annual meeting. One budget would include approximately \$3,000 for legal expenses. Our lawyer would draw up the proper documents which would be signed by Wedgewood trustees and notarized. A second budget would be NOT proceeding with legal expenditures; the amendment (even though passed by the required 75% majority, would most likely be "dead in the water" should we not go through the proper legal channels. Note: There was also discussion about including the solar amendment to be included with the proper legal proceedings.

The next architectural committee meeting will take place in mid January, date-to-be-announced. Mark has done an amazing job of compiling good strategy and workable guidelines for consideration. He would love to have anyone else at least be knowledgeable about this subject. Stay tuned.

The meeting adjourned at 8:23 pm. All arrived home safely though conditions were slick.

Respectfully submitted,
David Koenig (Acting Secretary)